

9/05/06 - Tuesday, September 5, 2006

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of September 5, 2006

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Larson, Kaiser, Vande Loo, Davis, FitzGerald, Kayser, Waedt and Ms. Kincaid

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Levandowski.

1. REZONING (Z-1362-06) - R-M and R-4P to CBD-P, Luther Hospital

and

REZONING (Z-1363-06) - I-1 & C-3 to CBD-P, Luther Hospital Parking Lot

Luther Hospital has submitted two requests for rezoning of their property on the south side of Cameron Street where a new parking lot is located, and on the south side of Chestnut Street where the children's day care facility and a parking lot are located. The majority of the campus is already CBD-P and this will bring the remaining properties to the same zoning. Any new facilities or additions will require site plan approval. Mr. Tufte recommended 20' setbacks along the Cameron Street parking lot and the north side of Fulton Street to match the required setbacks for properties across the street.

Mr. Tufte reported that the Waterways and Parks Commission could not make a recommendation on these requests at their August meeting so the Commission will have to postpone any action.

Disa Wahlstrand, Ayres Associates, appeared in support and noted that the 20' setbacks are not a concern.

Jim Olson, 550 Graham Avenue, addressed the Commission with his concerns for preserving Half Moon Lake and urged that the hospital be sensitive to future development along the lake front. He commented on how narrow the conservancy land is along the lake.

No one appeared in opposition

Mr. Davis moved to postpone consideration of Z-1362-06 until a recommendation is received from the Waterways and Parks Commission. Mr. Vande Loo seconded and the motion carried.

Mr. Davis moved to postpone consideration of Z-1363-06 until a recommendation is received from the Waterways and Parks Commission. Mr. Vande Loo seconded and the motion carried.

2. CONDITIONAL USE PERMIT (CZ-0624) - Home Occupation, Beauty Salon, 3214

Donna Court

Ann and Jane Hoepfner have submitted a request for a home occupation for a beauty salon at 3214 Donna Court. The business will be operated in the second floor of the garage. Mr. Tufte noted that the building must not include a dwelling unit in that space.

Ann Hoepfner spoke in support. She stated that there will be no more than 2 customers at any time, with 4 to 5 on a daily basis.

No one appeared in opposition.

Mr. Vande Loo moved to grant the request with the condition listed in the staff report. Mr. Waedt seconded and the motion carried.

3. CONDITIONAL USE PERMIT (CZ-0625) - Home Occupation, Photography Studio, 2314 Deblene Lane

Jason and Katherine Griepentrog have submitted a request to allow a photography studio as a home occupation. Mr. Tufte stated that staff's main concern is with outdoor photos at the site and recommended limiting groups to no more than 5 persons. Jason Griepentrog stated that most photos are of children, which is their specialty.

Mike Donaldson, 2818 Frank Street, spoke in opposition. He is concerned about the increase in traffic on Deblene Lane with the growth of the subdivision. He had already requested a stop sign on the street to slow traffic in the neighborhood.

Mr. Vande Loo moved to approve the request with the conditions listed in the staff report. Ms. Kincaid seconded and the motion carried.

4. CONDITIONAL USE PERMIT (CZ-0626) - Garage, 3132 Orange Street

Mr. FitzGerald joined the Commission.

Brandon and Kimberly Abel have submitted a request for a detached garage at 3132 Orange Street. The garage is 44' x 26' and 1,144 sq. ft. in area, with a 6' overhang on the south side. The height will be 15 feet. This lot has a long 200' frontage. Brandon Abel spoke in support, and stated that the roof will be a gable style.

No one appeared in opposition.

Mr. Kaiser moved to approve the request. Mr. Vande Loo seconded and the motion carried.

5. **CERTIFIED SURVEY MAP (CSM-7-06) - 5163 Shellamie Road, Town of Washington**

John Bogumill has submitted a request for a variance in Subdivision Code regulations to allow a lot to be reduced in size which is less than the 10-acre standard required by the

Comprehensive Plan. This request had been denied by the Plan Commission in 2003. Applicant has submitted three variations for potential property lines.

Mr. Bogumill and Kay Bogumill appeared in support. They preferred Option #1 which was the denied request from 2003. The other two options create lots of 1.5 acres in area but which are irregular in shape.

Mr. FitzGerald stated that the request does not create any additional density for the subdivision but rather answers who will own the existing detached garage.

Mr. Kaiser moved to grant the request for Option #1 CSM. Mr. Vande Loo seconded and the motion carried. Mr. Davis voted no.

6. **PRELIMINARY PLAT (P-6-06) - Sherman Estates III Addition.**

Mr. Tufte noted that this plat had been postponed to allow the applicant to redesign the plat, taking into consideration a proposed interchange at I-94 and Cameron Street. A revised plan has been submitted creating an outlot adjacent to the I-94 corridor for the purpose of land preservation. Public Works Department also needs a vehicle access easement to the drainage pond along Sherman Creek, which should be provided on the final plat. Staff recommends approval, subject to all the original conditions with the vehicle access easement, minus #1 concerning the interchange area.

Scott Kramer, representing the developer, spoke in support.

Ms. Kincaid moved to approve the preliminary plat with the conditions listed in the staff report, and adding the required vehicle access easement to the drainage pond. Mr. FitzGerald seconded and the motion carried.

7. **FINAL PLAT (P-7-06) - Princeton Woods Condominiums II**

and

SITE PLAN (SP-0631) - Two Duplex Condos, 2613-2619 E. Princeton Avenue

Neil Haselwander has submitted the final condo plat for Princeton Woods condominiums on the east side of E. Princeton Avenue and the site plan for two duplexes. Areas in excess of 20% slopes are noted on the plat and site plans.

No one appeared in support.

Mr. Vande Loo moved to recommend approval of the condo plat and site plan. Mr. FitzGerald seconded and the motion carried.

8. **SITE PLAN (SP-0630) - Retail Center, Prill Road**

Dean Larsen has submitted a site plan for a retail center on the north side of Prill Road next to Grandstay Hotel. The site plan shows a 6,900 square foot retail center with coffee shop, barbershop, cell phone company, and lease space. Mr. Tufte recommended redrawing the site plan so the parking lot matches the existing lot for the hotel, landscaping, and fencing. Mr. Larsen stated that they will match these items and presented copies of access easements and sign easements with the hotel.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Vande Loo seconded and the motion carried.

9. **SITE PLAN (SP-0632) - Restaurant, Oakwood Hills Parkway**

Ayres Associates have submitted a site plan for a restaurant located on the northeast corner of Oakwood Hills Parkway and the first Oakwood Mall access drive north of Golf Road. The site plan shows a 6,681 square foot restaurant with 100 parking stalls or 300 seats. The restaurant is called Manny's Mexican Cocina.

Disa Wahlstrand, Ayres Associates, spoke in support of the plan. She noted the owner will move the sign to meet City code and the landscaping will be provided as recommended by staff.

Mr. Kaiser moved to approve the site plan with the conditions listed in the staff report and the sign being at a 20' setback. Mr. Vande Loo seconded and the motion carried.

10. **SITE PLAN (SP-0633) - Garage, 1602 Hogeboom Avenue**

Joel Swanson has submitted the site plan for a garage for the commercial building at 1602 Hogeboom Avenue. The garage is 1,000 sq. ft. in area and is proposed to have access to Hogeboom Avenue and not the alley to the rear.

Eric Hall, representing the applicant, spoke in support. He stated for security reasons it is better to face the garage to the south; also for better snow removal. They will remove the existing asphalt and comply with all the conditions listed in the staff report.

Mr. Vande Loo moved to approve the site plan with the conditions listed on the staff report. Mr. Waedt seconded and the motion carried. Mr. Levandowski abstained.

MINUTES

The minutes of the meeting of August 14, 2006, were approved.

Fred Waedt

Secretary